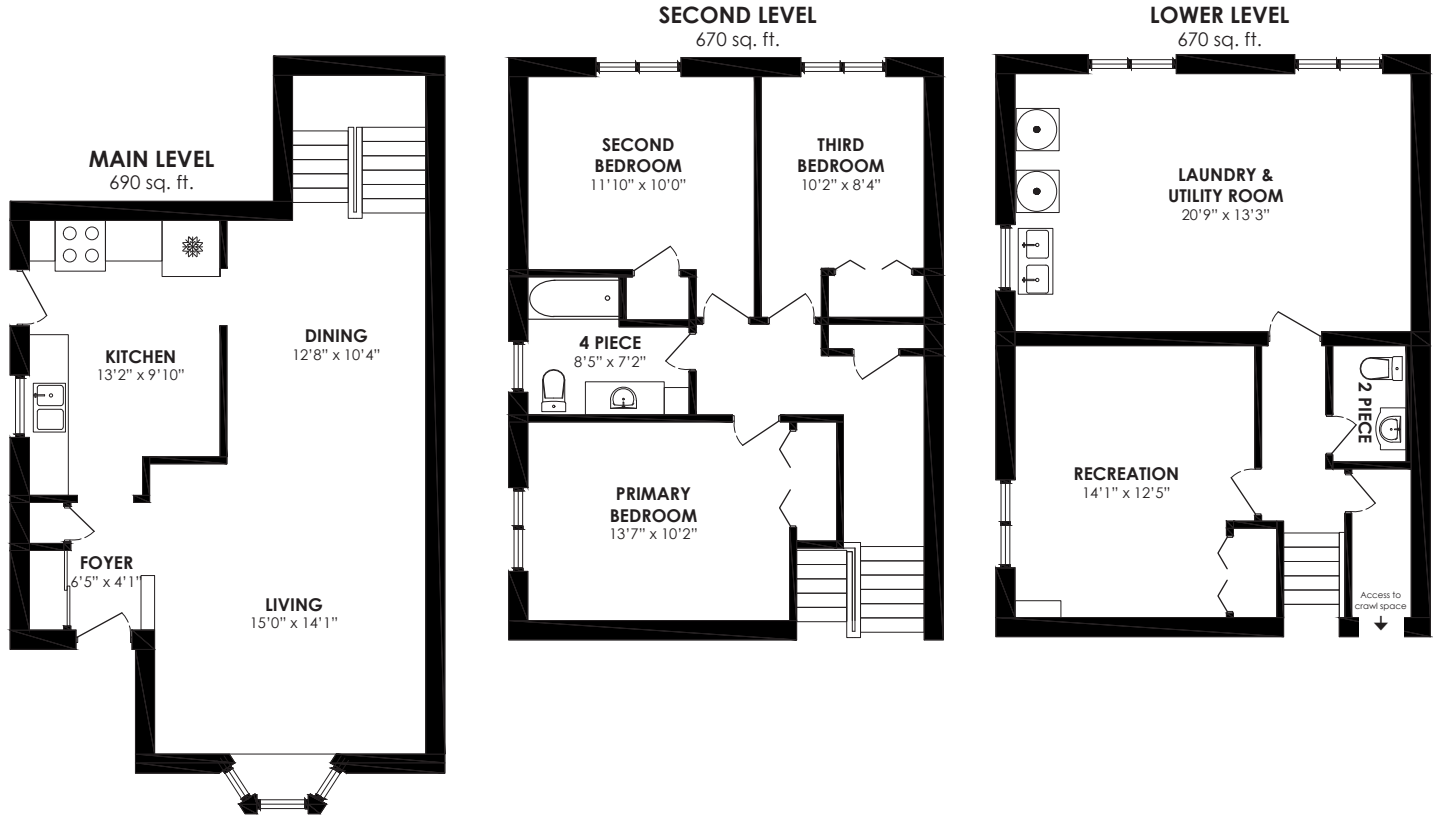


# Floor Plan

**ROYAL LEPAGE**  
Signature Realty  
IND. OWNED & OPERATED BROKERAGE



LOT SIZE: 30.19 x 121.68 feet

BEDROOMS: 3

POSSESSION: Immediate/TBA

TAXES: \$4,170.10/2025

BATHROOMS: 1x4, 1x2

PARKING: 2 car parking

For more photos &  
information on  
this property

SCAN HERE



*Karen*  
**MOLLARTEAM**  
BROKER  
EXCEEDING YOUR EXPECTATIONS



direct 416.390.2566 | office 416.443.0300 | karen@karenmillar.com | karenmillarteam.com

Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

# 25 Roywood Drive



[www.25Roywood.com](http://www.25Roywood.com)











Exterior

- Mature trees and shrubs
- Two car parking

Foyer

- Open concept
- Sliding double door coat closet
- Broom closet
- Granite flooring
- Roughed-in alarm system

Kitchen

- Updated
- Freshly painted '26
- Granite countertops
- Granite backsplash
- Eat-in Kitchen
- Stainless-steel double sink
- Separate side entrance
- Sliding pot drawers
- Hardwood flooring
- Under cabinet lighting
- Pot lights
- Bosch built-in dishwasher
- GE stove
- GE built-in microwave
- Frigidaire fridge

Living & Dining Room

- Open concept
- Freshly painted '26
- Hardwood flooring
- Crown moulding
- Overlooks front garden
- Large bay window

2nd Level

- Refinished hardwood flooring '26
- Freshly painted '26
- Linen closet

Primary Bedroom

- Hardwood flooring
- Refinished hardwood flooring '26
- Freshly painted '26
- Oversized double closet



Bedroom

- Refinished hardwood flooring '26
- Freshly painted '26
- Overlooks back garden
- Double closet with attic access

Bedroom

- Refinished hardwood flooring '26
- Freshly painted '26
- Overlooks back garden
- Closet

4 Piece Bathroom

- Soaker tub
- Ceramic tile flooring & tub surround
- Built-in mirrored storage cabinet
- Built-in double door storage cabinet

Lower Level

- Parquet flooring
- Freshly painted '26
- Walk-in storage closet with access to crawl space

2 Piece Powder Room

- Built-in mirrored storage cabinet
- Built-in storage cabinet
- Ceramic tile flooring

Recreation Room

- Possible 4th bedroom
- 100-amp service
- Freshly painted '26
- Double closet
- Above-ground picture window
- Built-in shelving

Utility Room

- Hot water tank (rental)
- Furnace
- Two above-ground picture windows
- Above ground single window
- Overlooks back garden
- Whirlpool washer & dryer

Backyard

- Fenced yard
- Garden shed
- Overlooks school yard

In Your Neighbourhood

- Fenside & Roywood Park
- Fenside Arena
- Roywood tennis courts, baseball diamond & playground
- Parkwoods Plaza with Food Basics, Shoppers Drugmart, Tim Horton's & more
- Parkway Plaza with LCBO, Metro & Staples
- Brookbanks Public Library
- Fairview Mall & Bayview Village
- Donalda Golf Club
- CF Shops at Don Mills
- Cineplex VIP Theatre
- LA Fitness
- Steps to York Mills TTC routes & soon-to-be LRT
- Steps to Don Mills subway line

Schools In Your Neighbourhood

- Roywood Public School
- Donview Middle Health and Wellness Academy
- George S. Henry Academy
- Brian Public School
- Don Valley Middle School
- York Mills Collegiate Institute
- Rene Gordon Health & Wellness Academy
- Milne Valley Middle School
- Leaside High School
- St. Isaac Jogues/St. Madeleine
- St. Timothy Catholic School
- Our Lady of Wisdom
- Bayview Glen
- Crestwood Preparatory College
- La Citadelle International Academy of Arts & Science
- Toronto French School
- Havergal College
- Upper Canada College
- Crescent School
- Senator O'Connor College School

Inclusions

- All electric light fixtures, all window coverings, garden shed 'as is', central air conditioner, furnace, fridge, stove, built-in microwave 'as is', built-in dishwasher, washer & dryer, Kitchen soap dispenser 'as is', soaker tub 'as is', alarm equipment (monthly fee required)

Exclusions

- None

Rental

- Hot water tank